

**CITY OF ISSAQUAH
DEVELOPMENT SERVICES DEPARTMENT
ADMINISTRATIVE REVIEW**

NOTICE OF DECISION

TO: Bruce Bain
19523 SE 21st Street
Sammamish, WA 98075

John Pittman
Pittman Engineering
12819 SE 38th Street, # 159
Bellevue, WA 98006

SUBJECT: **Bain 3-lot Short Plat**

FILE NO. PLN11-00079

DATE OF DECISION: March 19, 2013

REQUEST: Application for Short Plat approval to subdivide a parcel of property containing 127,458 square feet (2.9 acres) into three (3) single family lots plus 2 tracts for open space containing critical areas and possible future development. The property is currently undeveloped. The proposed lots range in size from approximately 9,400 sq. ft. to 12,650 sq. ft. All lots would be accessed from NW James Bush Road, off of SR-900.

LOCATION: The property is located on the north side of NW James Bush Road at the 1800 block and is west of SR-900 (17th Avenue NW). See vicinity map, Exhibit No. 4.

K.C. PARCEL NUMBER: 292406-9160

SITE AREA: 127,458 square feet (2.9 acres)

ZONING: "SF-S" (Single Family Suburban).

COMPREHENSIVE PLAN: The property is designated "Low Density Residential" by the City's Comprehensive Plan's Land Use Designation Map, as amended January 16, 2012, and has a Comprehensive Plan subarea designation of "Newport".

COMP. PLAN SUBAREA: "Newport"

DECISION MADE: On March 19, 2013, the Development Services Department conditionally approved the Short Plat for the above proposal. Approval of this application is

based on the submittal of December 15, 2011, and additional information received thereafter. The short plat approval is subject to the following conditions:

1. Following expiration of the appeal period for this "Notice of Decision", the applicant shall provide the City with a Mylar copy of the approved short plat. Upon City signature of the Mylar, the applicant shall record the approved Short Plat with the King County Department of Records and Elections. The Short Plat shall not be deemed formally approved until so filed.
2. Three copies of the recorded Short Plat package shall be provided to the Development Services Department within ten (10) days of recording with the King County Department of Records and Elections.
3. One (1) electronic copy of the final plans shall be provided in a software format acceptable to the Public Works Department.
4. Locate all new property corners of the lots' critical area boundaries shall have a rebar and cap set per current WAC guidelines for land surveys.
5. The Applicant shall comply with the SEPA Mitigated Determination of Non-Significance issued on November 7, 2012. Those 3 mitigation measures are:
 - 1) Soil reports shall be required with building permit applications on all the proposed development lots (Lots 1-3) to assess landslide hazards and evaluate site specific conditions and building plans.
 - 2) Tree protection measures shall be installed prior to construction activity to preserve the trees identified on the plans for retention.
 - 3) The applicant shall mitigate for potential impacts on public services. The City may approve a voluntary payment in lieu of other mitigation. Rate studies for police facilities and general government buildings have determined fees in the amounts of \$133.78 per new lot for General Government Buildings and \$171.24 per new lot for Police Services are adequate to address project impacts. The voluntary contribution should be paid with issuance of building permits.
6. Prior to requesting City signatures on the Mylar copy of the short plat, the applicant shall add the following Conditions to the face of the Short Plat Mylar:
 - A) The environmentally critical areas on the site, including the steep slopes, wetlands, and landslide hazards and associated buffers, shall be identified and protected as required by the Critical Areas Regulations, including but not limited to: temporary marking of the critical area buffer and building setbacks during construction, placement of permanent survey stakes to delineate critical area boundaries, placement of permanent signs to explain the type and value of the critical area, and recording of a Native Growth Protection Easement (NGPE) or deed restriction as specified below. (IMC 18.10.480 and 18.10.515).
 - B) The applicant shall prepare a Native Growth Protection Easement (NGPE) for the critical areas, and associated buffer portions of the site to be placed on the face of the plat with language similar to as follows: *The Critical Areas Tract conveys to the public a beneficial interest in the land within the critical area tract. This interest includes the*

preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, and protection of plant and animal habitat. The critical area tract imposes upon all future present and futures owners and occupiers of the land subject to the tract the obligation, enforceable on behalf of the public by the City of Issaquah, to leave undisturbed all trees and other vegetation with the tract. The vegetation within the tract may not be cut, pruned, covered by fill, removed or damaged without approval in writing from the City of Issaquah or its successor agency, unless otherwise provided by law. The City, when permitting the cutting, pruning or removal of living or dead vegetation, shall consider demonstrated health and safety concerns.

- C. The applicant shall prepare a deed restriction for Landslide Hazard to be placed on the face of the short plat restricting development on the upper portion of Tract "A" west of the drainage channel in accordance with IMC 18.10.515. Note: Similar language was required with the first Bain Short Plat, application No. PLN02-00070.
- 7. Prior to recording of the short plat, the developer provide a plan/document to the Development Services Department for the maintenance and responsibility of Tracts "A" and "B". Private encroachment such as fences by adjacent homeowners shall be not be permitted in those tracts.
- 8. Tree protection measures shall be implemented prior to construction activity to preserve significant trees identified for retention.
- 9. The new residential development associated with this short plat will have an impact on city parks, city roads, fire protection, general government, police and schools servicing this area. Impact and mitigation fees for these items will be determined and due to be paid when building permits are issued for new single family houses on each of those 3 new lots.
- 10. Half street improvements to James Bush Road shall be required as follows:
 - A. Half street improvements required per COI Street Standard Details T-11 and T-15 up through and including last developed lot.
 - B. Street improvements must provide a minimum of 20 ft wide roadway for emergency vehicle access and 5 ft wide sidewalk.
 - C. Street improvements for westerly undeveloped lot may be deferred.
 - D. Deviation request to eliminate planter strip approved for road alignment easterly of the residential driveway for 1810 James Bush Road, due to conflicts with existing utilities.
 - E. Road section including driveway for 1810 NW James Bush Road shall include 5 foot landscape strip or driveway transition as applicable.
 - F. Driveways shall be constructed per Standard Detail T-05.
 - G. Transition to existing sidewalk improvements on SR900, no intersection improvements required to modify WSDOT SR900 improvements.
 - H. Road section T-11 requires 45 feet of roadway improvements, existing ROW is 60 feet - half of unused portion may be eligible for vacation see IMC 12.20.

11. The following is required by City Engineering:

- A. No additional detention or water quality is required. Roof drains shall be connected to the storm system in James Bush Road.
- B. Per Issaquah City Municipal Code Chapter 12.32, contractor shall provide and install conduit for cable television.
- C. All existing and new overhead utilities (power, telephone, CATV, etc.) shall be constructed underground along and through the project site.
- D. Water main shall be extended to the westerly property line of lot 3. The blow off shall be moved to the end of the water main. There shall be 10 feet of separation on the water and sewer mains. Right of way may need to be dedicated to keep the water main in right of way.
- E. Sewer main shall be extended to the westerly property line of lot 3.
- F. This project may require an on-site backflow inspection by the City's water quality specialist (Todd Freeman 425-837-3487).
- G. Frontage improvements required. Install 1/2 street improvements including curb gutter, sidewalk and additional paving from SR900 to the westerly property line of lot.
- H. City of Issaquah Water, Sewer and Street Standards are available for purchase at the Public Works Engineering front desk. They are also available on the City's website.
- I. At time of construction submittals, the following civil drawings shall be submitted as part of the application for a Public Works Permit:
 - Stormwater drainage and temporary erosion and sediment control (TESC) submittals
 - Clearing and grading plans meeting IMC Chapter 16.28.
 - Water and sewer plan and profile drawings meeting City of Issaquah Standards.
 - Frontage and/or Right of Way improvement design drawings meeting City of Issaquah Standards.
- J. All civil drawings shall be stamped and signed by a professional civil engineer.

12. The following is required by the Building Division of Development Services Department:

- A. A foundation soils report by a licensed WA state geotechnical engineer will be required at the time of building permit submittal. A peer review of the submitted soils report by a second geotechnical engineer firm will be required on this site.
- B. The site has documented landslide hazards toward the west part of the site. We will need further complete information about the extent of landslide hazards on the proposed lots, fully addressed in the soils report. A peer review of the submitted soils report by a second geotechnical engineering firm may be required on this site.

REASONS FOR DECISION:

- 1. Issaquah Municipal Code (IMC) 18.04.400 of the land Use Code authorizes the

Development Services Department to review the Short Plat through the Level 2 Review process (administrative review and approval). The Level 2 Review requires public notice to property owners within 300 feet of the site and a decision by the Director/Manager.

2. The site is zoned Single Family Suburban (SF-S). Single family residences are the primary uses permitted in this zone.
3. The subject property has not been subdivided within the last 5 years. The Bain property was short plated into 4 lots and an open space tract (recorded by King County on May 19, 2005, recording No. 20050519900003). The first Bain Short Plat was reviewed and approved under application PLN02-00070. That short plat allowed 3 single family lots just east of the subject property. Those lots are now developed with single family houses. The 4th larger lot of that short plat is being subdivided by the current short plat.
4. The minimum lot size in the SF-S zone is 9,600 square feet according to the District Standards Table, IMC 18.07.360. However, smaller lots can be developed using the Density Credits chart established by IMC 18.10.450. Only Lot #1 is below 9,600 square feet at 9,401 square feet. This section of the code states: "

For development proposals containing stream and wetland buffers, steep slopes, landslide hazard areas, critical areas and/or required critical area buffers, the Director shall determine allowable dwelling units for residential and allowable floor area ratio for commercial development proposals based on the formula below.

- A. *The maximum number of dwelling units (DU) or commercial floor area ratio (FAR), for a lot or parcel which contains critical areas and critical area buffers shall be equal to the number of acres in critical area and critical area buffer, times the number of dwelling units or FAR allowed per acre, times the percentage of density credit, plus the number of dwelling units or FAR allowed on the remainder of the site; or: (Max. DU) = (Acres in Critical Area and Critical Area Buffer) (DU/Acre) (Density Credit) + (DU allowed on remaining acreage of site).*
- B. *The density credit figure is derived from the following table:*

Density Credits

<u>Percentage of site in buffers and/or critical areas</u>	<u>translates into</u>	<u>Density Credit</u>
1 – 10%		100%
11 – 20%		90%
21 – 30%		80%
31 – 40%		70%
41 – 50%		60%
51 – 60%		50%
61 – 70%		40%
71 – 80%		30%
81 – 90%		20%
91 – 100%		10%

- C. *The density credit can only be transferred within the development proposal site. The applicant may reduce lot sizes below the minimum required for that zone to accommodate the transfer of density. The applicant may not propose any uses which are not permitted in the underlying zone.*

To the extent that application of the formula may result in lot sizes less than the minimum allowed by the underlying district, they are hereby authorized; provided, that the resultant lot is of sufficient size for an on-site waste disposal system if no sanitary sewer system exists. In any case, all other established setbacks shall be required, pursuant to Chapter 18.07

Development Services Department Analysis:

The subject property contains a total of 127,458 square feet of area. Of that total, 94,023 square feet is within Tracts "A" and "B" – including critical areas and buffers (73.8% of the site), and 33,435 square feet of the site is outside of critical areas and buffers (26.2% of the site). The maximum density allowed for the property is as follows:

Zoning: ("SF-S") allows 4.5 dwelling per acre at 9,600 sq. ft. per lot.

The site contains 94,023 square feet in critical areas and buffers within tracts A and B. 30% density credit is allowed for the critical areas/buffers portion of the site. $94,023 \text{ sq. ft.} \div 9,600 \text{ sq. ft.} = 4.859 \text{ lots} \times 30\% \text{ density credit} = 2.9 \text{ lots.}$

100% density credit for 33,435 sq. ft. of the site that contains no critical areas or buffers. $33,435 \text{ s.f.} \div 9,600 \text{ sq. ft.} = 3.5 \text{ lots}$

Allowable lots:

$2.9 \text{ lots} + 3.5 \text{ lots} = 6.4 \text{ lots}$ (maximum density). Rounded down to 6 lots. Further analysis of Tract "A" could allow additional lots depending upon critical area constraints. Any future proposal to create additional lots uphill would require new environmental review and land use permits.

A maximum of 6 lots is allowed on the property and the lots may be created to be less than 9,600 square feet in size (as proposed) in accordance to the Density Credit section of the Issaquah Municipal Code, IMC 18.10.450. Density is rounded down by fractions below .5 or less (IMC 18.07.070-B). 3 lots are proposed.

5. According to the information provided with this short plat, the proposed 3 lots and the tracts will each contain the following square footage of land area:

1)	Lot No. 1:	9,401 square feet of area.
2)	Lot No. 2:	12,649 square feet of area.
3)	Lot No. 3:	11,385 square feet of area.
4)	Tract "A":	86,785 square feet of area.
5)	Tract "B":	7,238 square feet of area.
	TOTAL:	127,458 square feet (2.93 acres)

Note: It may be possible for further subdivision in the future.

6. A determination was made that the Short Plat required a SEPA Environmental Checklist due to the critical areas on the property. A Mitigated Determination of Nonsignificance (MDNS) was issued on November 7, 2012, with 3 mitigation measures, based upon the environmental checklist received on December 15, 2011. A comment period was established beginning on November 8, 2012 and ending on November 21, 2012 followed by an appeal period established starting on November 22, 2012 and ending on December 5, 2012. Comments were received from the Muckleshoot Indian Tribe regarding the

declassification of former Class 3 intermittent stream on the property to a drainage channel due to hydrologic changes that may have occurred with the construction of the uphill Talus development that modified or removed flows. No appeals were received. The mitigation measures are listed in the decision section of this Notice of Decision. The Environmental Checklist is entered as Exhibit 11 and the MDNS is entered as Exhibit 12.

7. As required in Conditions 7, the applicant will be required to record a Native Growth Protection Easement (NGPE) and a deed restriction that will protect in perpetuity all the critical areas and their buffers from further development and preserve the existing vegetation from disturbance/alteration. This is required in the Critical Areas Regulations, IMC 18.10.515.
8. The submitted plans include a topographical survey (Exhibit 16) that illustrates the steeper slopes on the property, the drainage easement, and wetlands. The significant trees on the property within lots 1-3 and the eastern portion of Tract "A" are identified by size and as either deciduous/coniferous. Most of the trees within the southern areas of the lots south of the drainage channel and buffer will be removed for construction of new houses. The drainage channel will be preserved with a 25-foot buffer on each side as a low impact development feature
9. IMC 18.10.515(B) requires a Landslide Hazard Deed Restriction to be placed for the purpose of protecting future owners of this potential hazard. Future development is possible if the owner submits, and the city accepts, a geotechnical report concluding the hazard area is safe for development.
10. Under IMC 18.10.560-C (Landslide Hazard Areas – Alterations) it states the following:
 - 1) *A landslide hazard area located on a slope forty (40) percent or steeper shall be altered only as allowed under standards for steep slope hazard areas. A landslide hazard area, located on a slope less than forty (40) percent, may only be altered under the following circumstances:*
 - a. *The development proposal will not decrease slope stability on adjacent properties; and*
 - b. *The landslide hazard area can be modified or the development proposal can be designed so that the landslide hazard to the project and adjacent property is eliminated or mitigated, based on criteria including altering of drainage patterns and subsurface flow, and the development proposal on that site is certified as safe by a licensed geotechnical engineer.*
 - 2) *Where such alterations are approved, buffers and critical area tracts may also be altered.*
11. The subject site is currently undeveloped, and is vegetated with a mix of deciduous and coniferous trees. A tree survey of the property was conducted of the significant trees (6" caliper size and greater) as shown on the conceptual lot layout plan (Exhibit ____). Chapter 18.12.1385 of the Land Use Code provides tree retention requirements for the project. For single family subdivisions, 30% of the total caliper (dbh) of all significant trees in developable site areas is required for retention. The site (lots 1-3) has 979 caliper inches and 548 caliper inches of trees are proposed to be saved which is 56%. Trees that are proposed to be removed for development are identified on the plan.
12. The proposal met the public notification requirements for the Level 2 Short Plat review.

The City mailed notice and drawings of the proposed short plat to property owners within 300 feet of the site on January 23, 2012. A comment period was established that ended on February 6, 2012. Comments were received from 2 property owners, in summary as listed below (letters entered as Exhibits 20 and 21).

- Concern of removal of forested hillside.
- Concern of slides similar to those on NW Goode Place.
- Desire retention of large conifers to be retained where possible.
- Concern of stormwater runoff and impact to lower development.
- Concern development is located in streambed/wetlands.
- Desire to have houses located as close to the south side of the lots as possible to retain northern views.
- Tract 'B' – keep as open space available to all.
- Communication to homeowners for upcoming construction.

Staff Analysis to issues summarized above:

- The City Engineering has determined that no additional detention or water quality is required of the short plat. Roof drains will be connected to the storm system in James Bush Road. Further review of storm water will be accessed by Engineering at the time construction permits are applied for and to ensure compliance with city codes. All storm drainage will be required to be controlled by the development.
- Due to the presence of landslide hazards, soil reports will be required with building permit application on all of the proposed lots to access specific site conditions and building plans (SEPA MDNS condition).
- Trees are not proposed to be removed within the portions of the short plat identified as Tracts "A" and "B" which is approximately 74% of the property (2.16 acres). Within the developable areas of Lots 1-3, 30% of the caliper of defined significant trees are required to be retained and 56% of the tree caliper within those 3 lots will be retained. Unfortunately, some of the largest of the coniferous trees are those closest to James Bush Road and may not be retained in order to accommodate new houses and driveways. Most of the retained vegetation on those lots will be within the drainage channel and to the north of it.
- There is a wetland further up the hill from the proposed development that will not be impacted by the development. Also, as discussed in the SEPA determination findings, the applicant has proposed to preserve the existing drainage channel with a 25-foot buffer on each side of it as a low impact development feature.
- Future houses will be building on the sides of lots closest to James Bush Road and south of the drainage channel. SF-S zoning requires a front yard setback of 20 feet from the street property line of NW James Bush Road. Construction any closer would require the submittal and approval of an Administrative Adjustment of Standards.
- Tract "B" is part of the subdivision; open space to Bain property homeowners. Homeowners are not permitted to encroach development upon that tract, including construction of private fences. The short plat is conditioned that the property owner (developer) provides the city with a plan/document for the maintenance and responsibility of that tract prior to recording of the short plat.

- At this time it is unknown when construction of either the infrastructure (road improvements and utilities) or construction permits will be applied for and issued for the new homes.
13. A copy of the final decision (this Notice of Decision) must also be mailed to property owners notified of the project on January 23, 2002 who either provided written comments or requested to be a party of record. An appeal period will be established with the mailing to property owners.
 14. The application was routed to City Departments for review and comment. Those comments are incorporated into this Notice of Decision.
 15. A Certificate of Transportation Concurrency was issued by the City on December 19, 2011 under Certificate No. CON11-00014. The determination was the Short Plat as proposed would not create a significant number of vehicle trips associated with this site. This development of 3 new single family lots will generate 3.03 *new* PM peak hour trips. The Certificate of Transportation Concurrency is entered as Exhibit 7.
 16. The City has determined that appropriate provisions are available or have been made for public health, safety, and general welfare.
 17. The Public Works Department has determined the following street improvements along NW James Bush Road will be required: Half street improvements including a roadway having a minimum width of 20 feet, a sidewalk 5 feet wide, and a 5 foot wide landscaping planter strip where feasible.
 18. Street improvements for the short plat are regulated by the City's Street Standards in accordance to the manual dated October 15, 2010. Specific conditions of approval for half street improvements along James Bush Road have been conditioned by City Engineering.
 19. Impact fees are assessed at the time building permits are required. The fees will need to be paid prior to issuance of the building permits for each of the new houses. Those impact fees will include:
 - A. Transportation Impact Fee – Issaquah (reference Land Use Code: IMC 18.15).
 - B. School Impact Fee (reference IMC 3.63)
 - C. Parks Impact Fee (reference IMC 18.17)
 - D. Fire Impact Fee (reference IMC 18.17)
 - E. General Government mitigation fee (reference SEPA, IMC 18.10)
 - F. Police Mitigation Fee (reference SEPA, IMC 18.10)
 20. IMC 18.13.350 Short plat Application acceptability:

The following shall determine the acceptability of the short plat:

 - A. Create legal building sites with respect to zoning and health regulations. Nonbuildable lots may be approved for specific purposes. Such lots shall be marked nonbuildable on the plat;
 - B. Establish access to a public road for each segregated parcel;
 - C. Contain suitable physical characteristics; a proposed short plat may be denied because of critical areas (flood, inundation, wetland (swamp) conditions or steep

slopes); or construction of protective improvements may be required as a condition of approval;

- D. Consider adjacent municipal and King County subdivision standards, if applicable, in addition to the requirements of this Code; and
- E. Provide for adequate drainage ways, streets, alleys, other public ways, water supplies and sanitary wastes, as deemed necessary.

Staff review:

- A. The 3 proposed lots are buildable single family lots and will need to comply with the SF-S zoning standards including: building setbacks, lot coverage and building height. Nonbuildable lots are not proposed. The Short Plat identifies two tracts, A and B. Tract A may have potential for some future development while Tract B is open space.
- B. Public access to each lot is provided along James Bush Road to the south, a city right-of-way that connects onto SR-900 (17th Avenue NW) to the east. NW James Bush Road also connects onto a roadway system to the west in the Talus development (Big Tree Drive NW); however, that connection into the Talus development is for emergency access only. Further half street improvements are being required for the project frontage by City Engineering.
- C. The project lots are outside of critical areas such as steep slopes and wetlands.
- D. The Bain short plat is not adjacent King County and those standards are not applicable. The site is totally within the boundaries of the City of Issaquah.
- E. Utilities necessary for the short plat are required as indicated with condition No. 11. Adequate water, sanitary sewer and storm drain services are available at this site.

The proposal meets the short plat requirements discussed above.

21. IMC 18.13.380 Design Standards

- A. Lands which the Planning Director/Manager has found to be unsuitable due to flood, inundation, or swamp conditions likely to be harmful to the safety, welfare and general health of the future residents, and the Planning Director/Manager considers inappropriate for development, shall not be subdivided unless adequate means of control have been formulated by the applicant and approved by the Public Works Director.
- B. The applicant shall furnish a soil test if required by the Public Works Director. The Public Works Director shall determine whether control measures are warranted. The applicant shall be responsible for the design, installation and expense of any device or corrective measures subject to the approval of the Public Works Director.
- C. All lots shall abut upon or have adequate access, by easement or private road, to a dedicated or deeded public right-of-way. In the event that an existing abutting public rights-of-way does not meet the minimum width standards, additional right-of-way may be required prior to approval of a short plat.
- D. The minimum land area for each lot shall be no less than the minimum allowed by IMC 18.07.36. District standards table, for the specific zone in which the proposed short plat is planned to be located, plus any additional area to be used for access easement and/or private roadway.

Staff review:

- A. An environmental review of the project site was required with the submittal of an environmental checklist and a mitigated environmental determination of Non-Significance was issued. The 3 proposed lots were not determined to be harmful to the safety, welfare and general health of future residents (due to flood, inundation or

swamp conditions).

- B. The Development Services Department will require a foundation soils report by a licenses WA state geotechnical engineer prior to any future building permit approval for all 3 lots (condition 12). A peer review of the soils report may be required. A subsurface exploration, geologic hazard and geotechnical engineering report was also conducted of the subject property by Associates Earth Sciences, Inc. for the site under the first Bain Short Plat, reference: Exhibit 11, Short plat application No. PLN02-00070. No further soils test was required for this 2nd Bain Short Plat.
- C. All 3 lots will have adequate access to NW James Bush Road. Half street improvements, however, are being required by the City as part of the approval process.
- D. The minimum lot area of 9,600 square feet is being provided with lots 2 and 3. Lot No. 1 is slightly smaller as allowed by Density Transfer provisions of IMC 18.10.450. The analysis of this is shown above in this Notice of Decision. The density of the SF-S zoning will not be exceeded. No private roadways are proposed.

The proposal meets the short plat requirements discussed above.

21. IMC18.13.390 Required improvements:

- A. Prior to approving any short plat, the Planning Director/Manager shall determine that the following improvements are available for each parcel created by the division of land:
 - 1. Adequate water supply when necessary;
 - 2. Adequate method of sewage disposal;
 - 3. Provision for appropriate deed, dedications and easements;
 - 4. Storm drainage improvements and storm sewers when necessary;
 - 5. Fire hydrants when necessary;
 - 6. Street and alley paving, and concrete curbs, gutters and sidewalks when necessary;
 - 7. Street lights when necessary;
 - 8. Adequate provisions for sidewalks and other planning features that assure safe walking conditions for students who walk to and from school.
- B. All improvements shall be constructed in accordance with Chapter 12.04 IMC, Street Standards. All required improvements shall be bonded prior to recording of the short plat.
- C. Improvements not specifically mentioned in this chapter, but found necessary due to conditions found on the site by the Public Works Director, shall be required.
- D. As-built plans of all public improvements as installed shall be required before the City will accept the improvements.
- E. Based on the recommendation of the Public Works Director, the Planning Director/Manager may require survey and monumentation of any short plat.

Staff review:

- A. Provisions for adequate utilities including water sewage storm drainage and fire hydrants are available and utilities are conditioned to be extended to the westerly property line of Lot 3. No deed, dedications or easements are necessary. Half street improvements along James Bush Road for street paving, sidewalks and landscaping are conditioned as a requirement. Walking conditions will link to the public sidewalk located along SR-900 at the bottom of the hill.
- B. Improvements for street standards will be constructed in accordance with Chapter 12.04 when a Public Works Permit is submitted for street improvements.
- C. Conditions of street improvements and as modified are noted in the conditions of approval of this Short Plat by City Engineering.

- D. As-built plans of all public improvements required and as installed will be required before city acceptance.
- E. Condition No. 4 requires that all new property corners of the lots' critical area boundaries have rebar and cap set per current WAC guidelines for land surveys.

The proposal meets the short plat requirements discussed above.

22. IMC18.13.400 Recording of short plat:

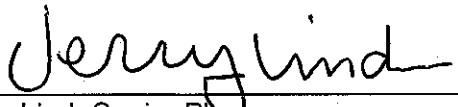
All short plats shall be filed with the King County Department of Records and Elections and shall not be deemed formally approved until so filed. The filing of the short plat shall be the responsibility of the applicant. Every short plat filed for record must be accompanied by a title report confirming that the title of the lands as described and shown on the short plat is in the name of the applicant. A copy of the recorded plat shall be returned to the Permit Center within ten (10) days of recording along with an electronic copy in a format acceptable to the Public Works Department.

EXHIBIT LIST:

- 1. Application, PLN11-00079, received 12/15/2011
- 2. Affidavit Agent Authority, received 12/15/2011
- 3. Legal description, received 11-22-02
- 4. Vicinity Map
- 5. Short Plat criteria, IMC 18.13.350 – 18.13.410
- 6. Project narrative description, received 12-15-2011
- 7. Certificate of Transportation Concurrence, application No.CON11-00014, issued 12-19-2011
- 8. Closure Calculations (6 pages), received 1-13-2012
- 9. Notice of Complete Application, issued 1-12-2012
- 10. Notice of Application to surrounding property owners, issued 1-23-2012
- 11. Environmental Checklist, received 12/15/2011
- 12. SEPA Determination, MDNS, issued 11/7/2012
- 13. Short plat drawing, sheet 1 of 2, received 11-22-2011
- 14. Short plat drawing, sheet 2 of 2, received 11-22-2011
- 15. Revised Short plat drawing, sheet 1 of 2, received 12-15-2011
- 16. Revised Short plat drawing, sheet 2 of 2, received 12-15-2011
- 17. Conceptual lot layout & site survey/topography plan & Significant trees identified, sheet 1 of 1, received 12-15-2011
- 18. Conceptual lot layout and proposed significant trees to be removed, dated 6/12/2012
- 19. Re-evaluation of on-site drainage channel, email from Peter Rosen dated 2-21-2013

Correspondence Received:

- 20. Letter from Wayne Reingold, dated 2-3-2012
- 21. Letter from Jessica Anderson, dated 2-6-2012


Jerry Lind, Senior Planner

MARCH 19, 2013
Date Signed

JL/jl

PLN11-00079, Bain short plat, Notice of Decision

VICINITY MAP

Bain Short Plat

North of NW James Bush Road & west of SR-900

